



Department of Development Services

Building Division

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Ronald L. Lynn, Building Official

REVIEW OF CONFLICT OF INTEREST POLICY

Quality Assurance Agency (QAA)	Conflict of interest Policy
Items Reviewed	
CCDDS-BD Reviewer	
Date Faxed or Mailed to QAA	

Agency obligations (BAC 22.02.530 (F) & IBC 1703.1.1)

1. Each Quality Assurance Agency (QAA) shall establish and administer a conflict of interest policy company wide with application to inspection or testing services provided as a condition of a permit.
2. Each QAA shall amend its QSM on file with Clark County Department of Development Services-Building Division (CCDDS- BD) to include a conflict of interest policy the elements of which must comply with TG-100.
3. Special inspection or residential inspection personnel, agency owners, officers, supervisors, or any person in the agency who is likely to have any decision making authority and responsibility must submit a signed affidavit acknowledging the QAA's conflict of interest policy.

The agency's conflict of interest policy and procedure has been reviewed and approved. The following deficiencies are noted:

1. Ethical guidelines.

REVIEW COMMENTS:

2. Conflict of interest procedures, with examples, sufficient for persons to make their own determination as to whether a potential conflict exists as to the following:
 - a. Financial arrangements between persons in the quality assurance agency and the project owner, developer, and contractors that could affect inspection results.
 - b. Employment of family members and relatives within and between the quality assurance agency, project owner, developer, contractors and design professions that could affect inspection results.

REVIEW COMMENTS:

3. Procedures for disclosure of potential conflicts of interests.

REVIEW COMMENTS:

4. Procedures for resolution of conflicts of interest that arise during construction.

REVIEW COMMENTS:

5. Inclusion of the direct conflicts of interest specified in section 7.3:

- a. Plan examiner of record performing as the designated residential inspector.
 - b. Plan examiner of record performing as the special inspector.
 - c. Plan examination firm of record performing as the designated residential inspector.

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- d. Plan examination firm of record performing as the special inspector.
- e. An inspection agency that has ownership by a contractor, developer or property owner and performs services required as a condition of the permit for these persons.
- f. An inspection agency retained by Clark County Development Services – Building Division to perform specific services as a condition of the permit and who receives additional compensation from other sources for the same project or from persons having influence on the project.
- g. An inspection agency performing as the special inspection or residential inspection agency for work on property that is owned or leased for their beneficial use.
- h. The engineer of record performing as the special inspector, where he has authorized deviations from the approved construction documents without issuance of a Noncompliance Report.
- i. The engineer of record performing as the designated residential inspector, where he has authorized deviations from the approved construction documents without issuance of a Noncompliance Report.

REVIEW COMMENTS:

- 6. Records: Affidavits from personnel types listed in Section 7.1.

REVIEW COMMENTS: